

**SAN MIGUEL COUNTY
PLANNING DEPARTMENT**



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July 20, 2015

Dorian Mateciuc
P.O. Box 239
Telluride, CO 81435

Re: Insubstantial PUD Amendment – Lawson Hill Lot 36A

Dear Dorian:

The purpose of this correspondence is to serve as Administrative Approval (in accordance with San Miguel County Land Use Code Section 3-402 and 5-1502) for an Insubstantial Amendment to the Lawson Hill PUD Matrix to change your southwest side yard setback from 3-feet to zero feet for the purpose of constructing a deck addition on the existing residence.

A note will be added to the Lawson Hill Matrix that shall read:

The southwest side yard setback has a zero lot line setback for the purpose of a deck addition adjacent to Tract 508A. No other development is allowed within the 3-foot setback area on Lot 36A.

Contact the Planning Department if you have questions.

Sincerely,

Michael Rozycki, Planning Director

[text/Lawson/lot36a.ipa]

LAWSON HILL PUD DEVELOPMENT PLAN LAND USE MATRIX

LOT #	AREA (Acres)	ZONE DISTRICT	ALLOWED USE	# UNITS	ZONED POP.	MAX RES FL AREA ¹	MAX ACC FL/UNIT ²	MAX NON RES	FRONT	SETBACKS ²⁸ REAR	SIDE	HGT ³ PRMV	HGT ³ ACC	REQ'D PKG
25A	0.0650	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	15	10	3	22 ⁴	16	2
25B	0.0430	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	15	5	3	22 ⁴	16	2
26	0.1010	AH PUD	SF	1	4	1,600	300	0	15	10	3	22 ⁴	16	2
27	0.0900	AH PUD	SF	1	4	1,600	300	0	15	10	3	22 ⁴	16	2
28	0.1000	AH PUD	SF	1	4	1,600	300	0	15	0	3	22 ⁴	16	2
29	0.1390	AH PUD	SF	1	4	1,600	300	0	3	0	3	22 ⁴	16	2
30	0.0820	AH PUD	SF	1	4	1,600	300	0	10	0	3	22 ⁴	16	2
31	0.1090	AH PUD	SF	1	4	1,600	300	0	10	0	3	22 ⁴	16	2
32A	0.0540	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	10	0	0	22 ⁴	16	2
32B	0.0830	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	10	0	0	22 ⁴	16	2
33A	0.1070	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	5	10	3	22 ⁴	16	2
33B	0.0790	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	5	10	3	22 ⁴	16	2
34A	0.0670	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	15	3	3	22 ⁴	16	2
34B	0.0530	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	15	3	3	22 ⁴	16	2
35A	0.0670	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	15	5	3	22 ⁴	16	2
35B	0.0460	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	15	5	3	22 ⁴	16	2
36A	0.0700	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	15	0	3 ³³	22 ⁴	16	2
36B	0.0490	AH PUD	DUPLEX UNIT	1	3	1,200	300	0	15	0	3	22 ⁴	16	2
211A	0.1200	AH PUD	SF	1	4	1,200	300	0	15	3	3	22 ⁴	16	2
211B	0.1200	AH PUD	SF	1	4	1,200	300	0	15	3	3	22 ⁴	16	2
212A&B	0.1650	AH PUD	DUPLEX UNIT	2	6	2,400	300	0	15	3	3	22 ⁴	16	4
213	0.1560	AH PUD	SF	1	4	1,600	300	0	15	3	3	22 ⁴	16	2
214	0.1710	AH PUD	SF	1	4	1,600	300	0	0	3	3	22 ⁴	16	2
215	0.1030	AH PUD	SF	1	4	1,600	300	0	5	10	3	22 ⁴	16	2
216A&B	0.1360	AH PUD	DUPLEX UNIT	2	6	2,400	300	0	15	10	3	22 ⁴	16	4
217	0.1230	AH PUD	SF	1	4	1,600	300	0	15	10	3	22 ⁴	16	2
218	0.1170	AH PUD	SF	1	4	1,600	300	0	15	10	3	22 ⁴	16	2
200'S Total	5.2590			59	206	81,500	16,900	0						118

MM
BOCC 7/16/15

LAWSON HILL PUD DEVELOPMENT PLAN LAND USE MATRIX

²⁷ Lot 3, Front Setback is 9 feet only as it pertains to the construction of a 6-foot deep by 10-foot wide mudroom addition and a 4 x 8 foot deck and entry stairs. No other development shall be allowed within the 15-foot setback area.
²⁸ Structures shall be separated by a minimum of 20 feet to meet the Fire Protection Plan. Setbacks may be greater than listed in order to meet fire separation requirement.
²⁹ Building heights on Lot A1 (Hub Lots 1, 2AF, 2B, 2D, and 2E shall allow slope roofs with a maximum height of 28', minimum slope of 4" in 12", and rusted metal material or if a flat roof design is utilized such roof shall be limited to 22 feet in height; Building Height will be measured according to the County Land Use Code definition; all lay down areas, storage of materials and equipment, excluding currently registered vehicles, must be enclosed with a solid wood or rusted metal fence, a minimum of 6' in height; construction of metal storage racks with non-combustible roofs in the building setback are allowed on Hub 2D and 2E per BOCC Resolution 2004-9.
³⁰ Unit 302 11/12 Unit A west property line setback of 10 feet for the purpose of construction of a deck as presented in site plan submitted 1-5-05.
³¹ If the use on Lot F1 is no longer an "Independent School" as approved by BOCC Resolution 2005-22 the parking will be reviewed by the County and parking may be increased as necessary to meet the Land Use Code requirements for the new industrial uses as allowed through the Low Intensity (I) Zone District or this Matrix for Lot F1.
³² North side yard setback is setback is 8.60-feet for the purpose of the alcove addition only. No other development shall be allowed within the 11.50-foot setback area. See IPA dated 10/10/06. (Lot 307)
³³ Southwest side yard setback has zero lot line setback for the purpose of a deck addition adjacent to Tract 508A. No other development is allowed within the 3-foot setback area on Lot 36A. See IPA dated July 10, 2015.